

RENTON CITY COUNCIL  
Regular Meeting

September 13, 1999  
Monday, 7:30 p.m.

Council Chambers  
Renton City Hall

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

KING PARKER, Council President; DAN CLAWSON; KATHY KEOLKER-WHEELER; BOB EDWARDS; TONI NELSON; RANDY CORMAN; TIMOTHY SCHLITZER.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JIM SHEPHERD, Community Services Administrator; VICTORIA RUNKLE, Finance & Information Services Administrator; DENNIS CULP, Facilities Director; SYLVIA ALLEN, Recreation Director; RON STRAKA, Utility Engineering Supervisor; DEREK TODD, Finance Analyst; BATTALION CHIEF CHUCK DUFFY, Fire Department; SERGEANT PAUL CLINE, Police Department.

**APPROVAL OF  
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY EDWARDS, COUNCIL APPROVE THE MINUTES OF AUGUST 23, 1999 AS PRESENTED. CARRIED.

**SPECIAL PRESENTATION**  
Boards/Commissions:  
Municipal Arts Commission  
Award to Diana Manning

Lois Albee, Municipal Arts Commission, presented an award of appreciation to Diana Manning, who recently resigned from the commission after serving for more than ten years. Mrs. Albee thanked Ms. Manning in particular for her outstanding work as a liaison between the commission and the Renton School District, and for helping to found numerous programs and events, including the Young Musician's Showcase, the Artists in Residence program and the Renton Youth Symphony Orchestra.

**PUBLIC HEARING**  
Parks: Police Annex Building  
Declared Surplus (1010 S. 2nd  
Ave)

The proper notices having been posted and published in accordance with State and local laws, Mayor Tanner opened the public hearing to consider declaring as surplus property the Police Department annex building, located at 1010 S. 2nd Street.

Jim Shepherd, Community Services Administrator, explained that the building has been vacant since June of 1998 when the Police Administration offices in the new City Hall were occupied. Staff is recommending that the property be declared surplus as the City has no plans to use it for any programs or activities. Although the City has tried to rent or lease it, these efforts have not been successful. A number of parties have expressed interest, however, in purchasing it.

Mr. Shepherd said if Council declares the property surplus, staff will commission an appraisal and solicit bids from prospective purchasers.

Responding to Councilmember Keolker-Wheeler, Mr. Shepherd said the property is zoned Central Business District (CBD).

Audience comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 309 for legislation on this matter.)

## ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- \* The Renton Senior Activity Center will celebrate its 20th anniversary on Sunday, September 19th with an open house complete with demonstrations, entertainment and food.
- \* Two groundbreaking ceremonies were held last week: one for the Downtown Piazza and the other for the City Hall parking access ramp.
- \* The City received the highest rating possible from the State Auditor's Office for its recently completed annual audit, indicating general compliance with state and local laws.
- \* The Human Services Division hosted the Puget Sound Housing Repair Network forum on August 25th, attended by over 50 representatives from Whatcom, Snohomish, King and Pierce counties.

## AUDIENCE COMMENT

Citizen Comment: Brown – North Renton Neighborhood Association Picnic

Sue Brown, 1203 N. 2nd St., Renton, 98055, extended an invitation to the North Renton Neighborhood Association's first annual picnic, to be held in Liberty Park on Sunday, September 19th from 1:00 to 6:00 p.m.

Citizen Comment: Williamson – Junk Vehicles on Private Property

Gary Williamson, 2011 Harrington Ave. NE, Renton, 98056, expressed concern about the ordinance before Council this evening which pertains to the removal of junk vehicles and vehicle parts from private property. Explaining that he is restoring a 1957 Chevy as well as a later-model Suburban at his home, he said he was informed by the City that the older car is a junk vehicle and must be removed from his property. Noting that this situation involves personal property rights, Mr. Williamson added that he was previously ordered to remove several other vehicles from the City-owned right-of-way in front of his home, although each one was licensed, insured, and in working condition.

Mayor Tanner offered to have staff will look into the specifics of Mr. Williamson's case.

## CONSENT AGENDA

Appointment: Board of Adjustment

Items on the consent agenda are adopted by one motion which follows the listing.

Mayor Tanner reappointed Jay S. Wallace, 1207 N. 33rd St., Renton, 98056, and James H. Jacques, 2509 Aberdeen Ave. NE, Renton, 98055, each to the Board of Adjustment for a four-year term expiring 9/06/2003. Council concur.

Appointment: Municipal Arts Commission

Mayor Tanner appointed the following individuals to the Municipal Arts Commission: Catherine Mosher, 2125 Edmonds Ave. NE, Renton, 98056, to fill a vacated three-year term expiring on 12/31/2001; Jerri Everett, 2525 Morris Ave. S., Renton, 98055, to fill a vacated three-year term expiring 12/31/99; and Ned Mueller, 13621 - 182nd Ave. SE, Renton, 98059, to fill a vacated three-year term expiring 12/31/2000. Refer to Community Services Committee.

CAG: 99-079, Cedar River Trail Relocation, Philip Environmental Services

City Clerk reported bid opening on 7/21/99 for CAG-99-079, Cedar River Trail Relocation project; six bids; project estimate \$142,262; and submitted staff recommendation to award the contract to the low bidder, Philip Environmental Services, in the amount of \$133,777. Council concur.

CAG: 99-113, Lk Wash Blvd Water Main Replacement, A&A Excavating

City Clerk reported bid opening on 8/31/99 for CAG-99-113, Lake Washington Blvd. Water Main Replacement; three bids; project estimate \$73,674.24; and submitted staff recommendation to award the contract to the low bidder, A & A

	Excavating, Inc., in the amount of \$69,225.98. Council concur.
Plat: Wilkinson, Shattuck Ave S/S 22nd Pl (ROW Dedication), SHP-99-021	Development Services Division recommended acceptance of a dedication of right-of-way on the west side of Shattuck Ave. S., south of S. 22nd Pl., to fulfill a requirement of the Wilkinson Short Plat (SHP-99-021). Council concur.
EDNSP: Hiring of Economic Development Specialist @ Step E of Salary Range	Economic Development, Neighborhoods & Strategic Planning Department requested authorization to hire an Economic Development Specialist at Grade E of the salary range. Refer to <u>Finance Committee</u> .
Annexation: Knight, 144th Ave SE & SE 132nd St	Economic Development, Neighborhoods & Strategic Planning Department recommended a public meeting be set on 9/27/99 to consider the 10% Notice of Intent to Annex for the proposed Knight Annexation; approximately 46 acres located in the general vicinity of 144th Avenue SE and SE 132nd Street. Council concur.
Plat: Wells, 2800 Block of Union Ave NE (PP-99-084)	Hearing Examiner recommended approval, with conditions, of the Wells Preliminary Plat; 21 single family lots on 3.81 acres in the 2800 block of Union Ave. NE (PP-99-084). Council concur.
Public Works: SW 23rd St Drainage Channel Contamination Clean-up, Foss Environmental	Surface Water Utility Division requested approval of a sole source contract with Foss Environmental for clean-up and disposal of contaminated water and sediment in the SW 23rd Street drainage channel at an estimated cost of \$300,000. Council concur. (See below for Council discussion of this matter.)
Transportation: Main Ave S Railway Warning Device Upgrade (BNSF)	Transportation Systems Division recommended approval of an agreement with Burlington Northern Santa Fe Railway (BNSF) for upgrading the active warning devices at the Main Ave. S. railroad crossing at a cost of \$118,086. Council concur.
CAG: 99-052, Oakesdale Ave SW (19th to 31st), Kato & Warren	Transportation Systems Division requested approval of Amendment No. 1 to CAG-99-052, agreement with Kato & Warren, Inc., for additional design work on the Oakesdale Ave. SW (SW 19th to SW 31st Streets) project in the amount of \$497,124. Council concur.
	MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL APPROVE THE CONSENT AGENDA AS PRESENTED*.
Public Works: SW 23rd St Drainage Channel Contamination Clean-up, Foss Environmental	Councilman Clawson requested that the Public Works Department provide more information on item 8.i., the emergency sole source contract with Foss Environmental for clean-up and disposal of contaminated water and sediment in the SW 23rd Street drainage channel.  Ron Straka, Utility Engineering Supervisor, explained that the contamination was discovered on August 25 <sup>th</sup> by a contractor hired by the City to remove sediment in the drainage channel. As the contractor removed debris and sediment from the storm drain, previously trapped petroleum products were released into the drainage channel. The contractor immediately stopped work and notified the City, which called in Foss Environmental as this company is an expert in hazardous waste clean-up. Foss recovered approximately 300 gallons of oil and water from the outfall of the storm drain and placed into storage tanks.  Mr. Straka said subsequent tests of the contaminated material identified it as diesel and motor oil. The absence of heavy metals will make the clean-up less costly than originally thought (closer to \$200,000 than to \$300,000), since the disposal rate for less hazardous waste is \$33 per ton but the rate would have been \$180 per ton for more hazardous waste.

Councilmember Keolker-Wheeler asked where this contamination was discovered as compared to the recent Olympic Pipeline Company spill. Saying that the two incidents were in close proximity, Mr. Straka said the City immediately contacted Olympic Pipeline Company after learning of the contamination in the drainage channel. The City also inspected Olympic's storm system in this area but found no petroleum products. Mr. Straka concluded that the City has no reason to think that the contamination came from the pipeline company, but believes instead that it was either illegally dumped or inadvertently spilled in a motor vehicle accident on nearby SR-167.

**\*MOTION CARRIED TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

### **CORRESPONDENCE**

Citizen Comment: Gerber –  
Sunset Highlands Street &  
Sidewalk Improvements

Correspondence was read from H.C. "Rocky" Gerber Jr., 2717 NE 23rd St., Renton, 98056, expressing thanks for the street and sidewalk work being done in the Sunset Highlands area.

Citizen Comment: King –  
Washington State World War  
II Memorial Fund Contribution

Correspondence was read from John M. King, chairman of the Washington State World War II Memorial, thanking the City for its contribution of \$5,000 to the memorial fund.

### **OLD BUSINESS**

#### **Committee of the Whole**

Comprehensive Plan: Policy  
and Zoning Issues

Council President Parker presented a report regarding Comprehensive Plan policy and zoning issues. After review of presentations addressing Comprehensive Plan implementation, new visions for the Highlands and South Renton study areas, and presentations on the use of design guidelines and a tool to implement urban scale development, the Committee of the Whole recommends as follows:

1. The City Council adopt emergency design guidelines applicable in the Downtown Center Comprehensive Plan Designation.
2. The City Council refer review of the Emergency Design Guidelines to the Planning Commission for review and recommendation back to the Council by the end of October, 1999.
3. The City Council concur on a work program to review the City's Center designations and revise policies and mapping as needed to develop a two-tiered approach to the Centers creating urban and suburban designations.
4. The City Council concur on a work program reviewing development standards to implement these two Center designations including standards such as parking ratios, setbacks, lot coverage and other standards needed to distinguish between urban and suburban standards.

**MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

#### **Planning & Development Committee**

Development Services:  
A-Frame Signs

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending that Council set a public hearing on A-frame signs on September 27, 1999. **MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

#### **Finance Committee**

Finance: Vouchers

Finance Committee Chair Edwards presented a report recommending approval of Claim Vouchers 174093 - 174691 and three wire transfers totaling \$3,137,998.17; and approval of Payroll Vouchers 21296 - 21581 and 522 direct

deposits in the total amount of \$968,641.51. MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Community Services  
Committee**

Parks: Parks, Rec & Open  
Space Comp Plan Update  
(Beckwith Consulting)

Community Services Committee Chair Nelson presented a report recommending concurrence in the staff recommendation to contract with the Beckwith Consulting Group for the purpose of updating the Parks, Recreation and Open Space Comprehensive Plan. MOVED BY NELSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Franchise: AT&T Cable  
Services, Public Access Studio

Community Services Committee Chair Nelson presented a report regarding the extension of AT&T's deadline for provision of a public access studio. The City's franchise agreement with AT&T (formerly TCI) requires the cable company to provide, equip and operate a public access studio within eight miles of City Hall by a deadline of September 13, 1999. Representatives of six South King County cities (Burien, Tukwila, Renton, SeaTac, Kent and Auburn) have met regularly with representatives of AT&T to discuss various aspects of a proposed public access studio to serve the entire South King County area. In an effort to meet Kent's early deadline of July 1, 1999, AT&T has leased and upgraded office space on S. 228th St. in Kent for use as a public access facility. However, within the past two months, city representatives have discussed the concept of public-education-government (PEG) access, and in order to pursue that goal have contacted officials at local community colleges to solicit interest in a joint use facility. As a result of recent meetings, Highline Community College officials have expressed interest in pursuing a joint proposal for PEG access on their campus.

To allow South County cities and Highline Community College the opportunity to explore the proposal for a joint-use PEG access facility, the Community Services Committee concurs in the staff recommendation to extend the AT&T franchise deadline for provision of a public access studio from September 13, 1999 to November 1, 1999. MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

City Clerk/Cable Manager Marilyn Petersen added that Renton Technical College has also expressed interest in partnering with cities in operating a PEG access facility.

**ORDINANCES AND  
RESOLUTIONS**

**Resolution #3409**

Parks: Police Annex Building  
Declared Surplus (1010 S. 2nd  
Ave)

The following resolution was presented for reading and adoption:

A resolution was read declaring the Police Annex building surplus, and authorizing the Mayor and City Clerk to sign such documents as necessary to transfer title. MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for second and final reading:

**Ordinance #4790**

Planning: Off-Street Parking  
Regulations in Multi-Family  
Zones

An ordinance was read amending subsections 4-4-080.E and F of Chapter 4, Property Development Standards, of Title IV (Development Regulations) of City Code by modifying the off-street parking regulations in the Residential Multi-Family Neighborhood (RM-N), Residential Multi-Family Center (RM-C) and Residential Multi-Family Infill (RM-I) zones. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE

ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #4791**

Vacation: Lake Ave S (S 2nd to 3rd), Release of Liability Agreement (Previously Hold Harmless)

An ordinance was read vacating a portion of Lake Ave. S. between S. 2nd St. and S. 3rd St. (Safeway, Inc./VAC-95-001) and amending Ord. No. 4714. MOVED BY CORMAN, SECONDED BY EDWARDS, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**Ordinance #4792**

Building: Junk Vehicles & Vehicle Parts, Clean-up on Private Property

An ordinance was read amending Sections 6-1-2 of Chapter 1, Abandoned Vehicles, and 6-14-2 of Chapter 14, Litter, of Title VI (Police Regulations), and subsection 10-5-2.B.2 of Chapter 5, Impoundment and Redemption of Vehicles, of Title X (Traffic) of City Code relating to warrants for entry upon private property to remove junk vehicles and vehicle parts. MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

The following ordinance was presented for first reading and advanced to second and final reading:

Planning: Multi-Family Housing Design Guidelines (RM-U and CD Zones)

An emergency ordinance was read adopting multi-family housing design guidelines in the Residential Multi-Family Urban (RM-U) and Center Downtown (CD) zones. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

**Ordinance #4793**

Planning: Multi-Family Housing Design Guidelines (RM-U and CD Zones)

Following second and final reading of the above-referenced ordinance, it was MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

**NEW BUSINESS**

Police: Jaywalking on Park & N 6<sup>th</sup> St (Boeing Complex)

Councilman Corman commented on the large number of complaints which the City receives from Renton Boeing employees who are cited with jaywalking on Park Ave. N. or N. 6th Street by the Boeing complex. Noting that the City has been ticketing this violation extremely aggressively for at least six years, yet people continue to jaywalk in this area, he suggested that the Administration investigate whether the reasons that pedestrian traffic was initially restricted in this area remain valid. He felt it would be make more sense to address the root cause of this problem (i.e., the substantial length between sanctioned pedestrian crossings in this area) rather than continue to issue tickets, which costs the City more to process than the amount of the fines and which also results in negative public relations. Mr. Corman concluded that if the City really wants to make sure that pedestrians cross only at the designated intersections, it should install a physical barrier in the median, which would quickly and easily solve this problem while eliminating the need for police officer monitoring and enforcement.

Mayor Tanner agreed to look into this matter, although the City's Transportation Division has repeatedly concluded that adding a mid-block crossing at street level on Park Ave. N. would not be safe.

**EXECUTIVE SESSION**

City Attorney Lawrence J. Warren announced that the Executive Session scheduled for this evening is not necessary since the lawsuit which Council was to discuss, Plano v. Renton, was dismissed on summary judgment last Friday.

**ADJOURNMENT**

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL ADJOURN. CARRIED. Time: 8:35 p.m.

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MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold  
September 13, 1999